

PUBLIC HEARING – ORDINANCE AMENDMENT

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

Applicant: Daniel and Lauri Helbling

Agenda Item: 3 (a)

Background Information: Applicant is 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 Direction: The Planning Commission can approve the Ordinance Amendment, deny the application, or table the request if additional information is needed.

Staff Recommendation: We recommend a motion for the City Council to Amend the Ordinance.

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 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.

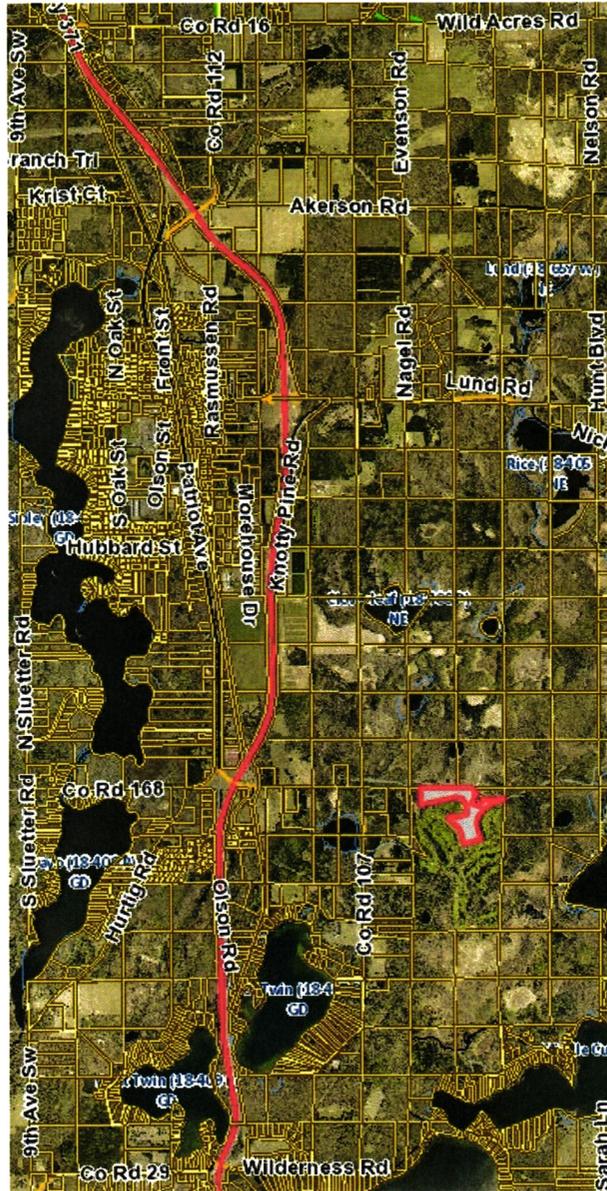
Passed by the Pequot Lakes City Council this 5th day of March, 2019.

James Tayloe, Mayor

ATTEST:

Nancy Malecha
City Administrator

Residential-Golf Course Community Overlay District



KEY:

Residential-Golf Course Community Overlay District

January 30, 2019

Mark Hallan, Chairman
Pequot Lakes Planning and Zoning Commission
4638 Main Street
Pequot Lakes, MN 56472

RE: Preserve Golf Course Housing Development Overlay District

Dear Mr. Hallan and Members of the Commission,

I am addressing this letter as a resident of Pequot Lakes and someone who has been involved with economic development and promotion of the community for the past 27 years. I personally wish to lend my support to the proposed Overlay District and PUD adjacent to the Preserve Golf Course. In addressing various aspects of economic development in our city, it has become apparent that we have a challenge in providing housing to our residents, both on the level of affordable dwellings and homes priced in the medium range of \$300,000 to \$500,000.

In so many cases, we have employees of major businesses in our city that work here but end up living in other communities due to a shortage in residential stock. Specifically this project addresses several issues on a positive basis for our city:

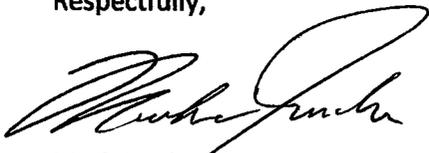
1. Our city currently has a very limited tax base which presents a challenge to provide infrastructure, commercial, recreational, and education services for a larger area. The first phase alone could provide \$21,000 in annual tax revenue with potentially an additional \$50,000 if completed in its entirety.
2. The golf course area is conducive to the concept with limited impact on waterways and the environment. Utilizing the PUD conserves open green space while allowing additional concentration of residential availability.
3. It provides an option for families and individuals who wish to transition from their larger residential units, some on the lake, to locate within the city limits of Pequot Lakes. We have examples of current residents who have moved to the Baxter/Brainerd area due to unavailability of housing in our city.
4. Having more people who live and work in our city increases the sense of community and provides a greater number of individuals who are available to contribute to the well being of our city. The "this is my town" frame of mind is a result.

5. Provides a market of year round or seasonal residents who purchase goods and services from our local businesses. Currently so many purchase items where they live.
6. It is becoming evident to many in economic development that businesses locate where there is adequate housing and potential employees to fill job positions. A reverse of what was experienced in the past. Coupled with the expansion and infill efforts for our business park, this piece of the puzzle enhances its success. Our lakes and quality of life are attractive.
7. The younger generations are drawn to community settings and availability of recreational opportunities. Our area provides that, but is short on the housing options. This project will address the middle economic segment. Breezy Point's development around their golf courses has been very successful and it would be to our benefit to be part of such a concept.

In expressing my support for this project, I am not in a knowledgeable position to comment on the financial viability or status of the developer. My support is exclusive to the design concept, the need, and the economic impact of such an endeavor.

I appreciate your consideration of this proposed Overlay District and the time and commitment that you have and continue to make to our city. I also value the developer's investment of time and capital involved with a project of this nature and magnitude. Such investment and sound planning are vital to the quality, success, and health of our city.

Respectfully,



Mark Jurchen
31378 Lakeside Ave
Pequot Lakes, MN 56472
218-820-5458

December 14, 2018

Grand View Lodge
23521 Nokomis Ave.
Nisswa, MN 56468

Pequot Lakes Planning and Zoning Administrator
4638 Main Street
Pequot Lakes, MN 56472

To Whom It May Concern,

As an active member of the Pequot Lakes business community, we would like to express our strong support for the proposed Overlay District and PUD Request on the land owned by Daniel Helbling adjacent to the The Preserve golf course.

The Preserve was developed nearly 30 years ago, and in that time, Grand View Lodge and Mr. Helbling have worked together to participate in and contribute to the growth of Pequot Lakes, as well as strived to promote of a positive image of the city.

This project is important to our business specifically because we believe that this development will enhance the desirability of The Preserve, as well as the city of Pequot Lakes. Similar developments were established at another golf course of Grand View Lodge (The Pines) to great success. Given the picturesque views and outstanding reputation of The Preserve, we are confident that this development will be equally successful. We trust that the Planning and Zoning Board will ensure the development is compatible.

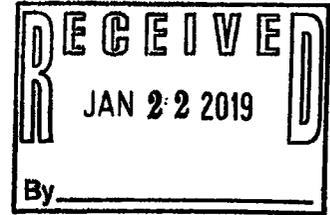
In conclusion, we respectfully ask you to consider and approve the Overlay District proposed by Mr. Helbling. Grand View Lodge strongly supports the development of this land, again in a compatible fashion, and we are confident that it will be a valued addition to the city of Pequot Lakes.

Should you have any questions or concerns, please do not hesitate to contact me.

Best Regards,



Mark Ronnie
General Manager
Grand View Lodge



19-07

January 19, 2019

Dan and Lauri Helbling, Helbling Land Co
5850 Little Walnut Lane
Pequot Lakes, MN 56472

Pequot Lakes Planning and Zoning Administrator
4638 Main Street
Pequot Lakes, MN 56472

To: Dawn Bittner
Zoning Specialist,

We respectfully request an Ordinance Amendment to create a "Golf Course Overlay District" on our parcel #290252100AZ009, (full legal description below).

290252100AZA009

If you have any questions or need any more information please contact us at any time.

Sincerely,


Lauri Helbling
Dan and Lauri Helbling