

**Staff:** Natalie Lavenstein addressed the commissioners. Applicant is requesting a UDC Map Amendment (rezoning) from R-1 to Residential-Planned (R-P) to construct 11 two-family dwellings (22 units total), 4 lots for single family homes (4 units total), and 2 bed and breakfast sites (4 units total). They are proposing to rezone 13.4 acres of the Northland Country Club from R-1 to R-P. R-P rezonings allow for an expansion of uses and buildings with process to protect against development that is out of character with the area. As part of the Map Amendment process, an R-P plan identifying uses, density, and height is required. Lavenstein explained the rezoning process and went over the rezoning application criteria.

The parcels contain an existing sport court and accessory buildings to support Northland County Club amenities. The future land use is primarily open space with some traditional neighborhood. The R-P district requires a minimum of 30% of the area to be kept in open space and 66% of the remaining area (excluding common open space) for residential purposes; applicant is proposing 6.4 acres as common open space, 4.8 acres as residential, and 1.2 acres of commercial. The remaining one acre is for streets and infrastructure.

An R-P district requires a level of public benefit that exceeds what would be required in the underlying zone district. As shown in the attached memo, the applicant proposes the following three public benefits: 1) Preservation of Natural Resources and Undeveloped Areas: More compact two-family dwellings allow for clustered development, thereby preserving a larger contiguous tract of land. Approximately 4.2 acres directly adjacent to the 40th Ave Creek will be kept in preservation; this allows for creek, trees, and wildlife habitat to be maintained in its current state. 2) A Higher Level of Sustainability: Standards will be set to ensure this development achieves higher sustainability than otherwise required; staff recommends a minimum of 4 points in accordance with Sec. 50-29. 3) More Efficient & Effective Use of Streets: By extending an existing developed area to create single and two-family residential opportunities, there will be less environmental impact, utility work and road construction necessary to achieve development. Keeping the new access road to the proposed homes as a private street will eliminate the need for City plow and maintenance services. Lavenstein read through the rest of the Review and Discussion Items from the staff report. There was one public comment received with concerns about the use of multifamily dwellings, but the proposal does not include multifamily dwellings. Staff recommends approval to city council.

**Commissioners:** Rhodes asked staff for more information regarding the proposed waterline to lakeside and how it would be a public benefit.

Wedul asked staff about the general development shoreland area on the map, as well as what the other colors represented. She also asked for clarification on the distinction between single-family developments and town homes, and what the proposed access to the property looks like.

**Staff:** Lavenstein spoke with Engineering staff about this. There is an existing water tank above this area, and the hope is to transition from the tank to the waterline. There has been a watermain installed on the site.

Lavenstein explained that the general development shoreland area is the orange hatched part on the map. Shoreland regulations apply there. The red lines mark the setbacks. The blue boundary is labeled as pedestrian access for residents, club members, employees, and guests of the club. The yellow section on the map represents the area for single-family homes. There are four lots, and each of them is for a single-family home. The smaller boxes represent two-family dwellings, and the pink areas represent the proposed bed and breakfasts.

The 5 units per acre density speaks only to the residential developments and does not include the bed and breakfasts. There will be access from Superior Street and the applicants may be able to provide more details.

**Commissioners:** Rhodes asked if there is any consideration for the pedestrian right of way to extend to those who are not part of the club as a public benefit.

**Staff:** Lavenstein responded that that was not included as a staff-recognized public benefit because of the lack of public access. She deferred to the applicant for further clarification.

**Applicant:** Tony Young and Luke Sydow addressed the commissioners. Young is the former president of the country club and Sydow is the landscape architect working on the project. They have been working with city Engineering for the past couple years and are excited to bring a new water source to lakeside.

The only access is off Superior Street and there are no plans for other access points. The access for the pedestrian walkway will remain private.

**Commissioners:** Bayuk asked the applicant if there was any consideration for a turn lane on Superior Street because of the high school traffic down the road.

Wedul asked about their efforts to preserve the creek, and Bayuk asked if anyone would be able to buy these homes with the HOA.

**Applicant:** Sydow said that the high school traffic has not been a concern of the city engineer. They are not planning to build right against the creek. Their goal is to preserve its natural state, and the easement provides for that buffer as well. It is their intention that the HOA would be for members only.

**Public:** David Delisle, 3806 E 3<sup>rd</sup> St – Delisle is in opposition of the project provided pictures of areas along E. 3<sup>rd</sup> St. to the commissioners. He stated that when this plan was presented about a year ago, his street was in the process of being redone with the new waterline. At that time, Delisle said that the plan was to have the waterline connect into Northland's property via an easement beside his home. The waterline access has since been moved to a paper street (E. 3<sup>rd</sup> St.). He feels that there should be more consideration for this project.

**Commissioners:** Discussion ensued among the commissioners regarding connectivity issues in this neighborhood and the public benefits of the project.

**Motion/second:** Rhodes/Bayuk approve as per staff recommendation with the following conditions:

1. **This proposal is consistent with the Comprehensive Land Use Plan.**
2. **The proposed R-P District is reasonably related to the overall needs of the community and to existing land use.**
3. **Material adverse impacts on nearby properties are not anticipated or will be mitigated.**

**Vote: (6-0)**