Goal and strategies

Goal – To allow for the orderly redevelopment of golf courses, improve the quality of life in the community and minimize the potential for negative impacts to the surrounding neighborhoods.

Strategy 1 – Maintain and enhance quality of life in the community by developing compatibility standards that incorporate future redevelopment proposals of golf course properties into the surrounding areas. These are achieved through height and density standards, controls on mixed use proposals, access management, and reducing visual impacts.

Strategy 2 – Recognize the opportunities available to repurpose golf courses and revitalize the surrounding subdivisions with a mixture of uses on a limited scale. These may include village center infill development, including age in place development such as age-restricted condominiums or assisted living facilities, and the inclusion of alternative recreational amenities.

Strategy 3 – Encourage the retention of viable golf courses by allowing for the reconfiguration of fairways and redevelopment of existing facilities such as club houses and stormwater management facilities.

Redevelopment approval and standards

1. Redevelopment Approval Process – Redevelopment in the Golf Course Overlay shall be approved with a Master Plan through the Planned Development Rezoning process [Procedures to be developed]. At a maximum, the permitted/principal uses of the R-1, R-2, R-3 and NC zoning districts shall be selected and listed in the Rezoning ordinance without reference to any particular zoning district. One or both of the following options may be utilized.

   a. Village Center – A Village Center is a mixed-use retail, office and/or residential development. A maximum of 10% of the original golf course gross acreage can be dedicated to non-residential uses [see 2.a. below “Minimum Zoning Overlay Standards”]. Uses shall be limited to the permitted/principal uses of the Neighborhood Commercial (NC) zoning district. The uses shall be listed on the master plan and stand alone as the permitted uses without reference to the NC zoning district. A Village Center may be combined with a residential subdivision development.

   b. Conservation (or Clustered) subdivision – Clustered, small lot residential subdivision with 50% open space requirement.

2. Minimum Zoning Overlay Standards – In the event of a conflict in the Code the following standards shall take precedent.

   a. Non-residential – The maximum non-residential use of any proposed redevelopment shall not exceed 10% of the original golf course gross acreage.

   b. Compatible development – New development shall be compatible with the surrounding existing development density and bulk pattern. This standard shall not preclude unique forms of developments when the Village Center and/or Clustered Subdivision design options are utilized.

   c. Stormwater – Maintain the existing stormwater capacity.
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d. **Buffers** – There shall be a minimum 50 foot buffer between the existing surrounding neighborhoods and any (re)development. The buffer shall be measured from the property line. Golf course areas that remain are exempt from the buffer requirement. The buffer can take the following forms.

i. **Vegetated screen only** – [Insert minimum planting and maintenance statement with an opacity of at least 80% within 2 years]. Existing vegetation may be counted toward the required screen.

ii. **Useable tree lined trail** – The trail may include recreational amenities such as exercise equipment and benches. A minimum 8-foot wide paved trail for use by pedestrians, bicyclists and golf carts with benches or exercise equipment, and canopy trees at 50 feet off center. Other motorized vehicles are prohibited.

e. **Maximum height 35 feet** – The City Council may grant a waiver to the 35 feet height limit, provided that the City Council finds that the increased height shown on the master plan results in the mass of the proposed structure being reasonably proportional to surrounding structures. In no instance shall a building height exceed 50 feet.

3. **Waivers** – The City Council may grant a waiver to the above standards through the Planned Development Rezoning process, provided the waiver, singularly or in combination with other waivers allowed in this subsection will not adversely affect the public health, safety, and welfare, and does not undermine the integrity of any adjacent single-family residential zoning district uses or the purposes of the overlay.
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**Village Center standards** – to be adopted elsewhere

**Purpose** – Provides services within walking or driving distances of residential areas.

**Frontage** – A Village Center may be located on an Arterial or Collector (If a new public or private street is created then at least one shall be considered a Collector or through street for purposes of meeting these standards) and shall not exceed 150 feet of frontage.

**Plaza** – A Village Center may incorporate plazas, courtyards or forecourts. Plaza shall include 2 of the following: ornamental fountain, ornamental lamp posts, arbors, trellises, planted beds, drinking fountains, awning or canopies. If the development includes X square feet, at least X square feet of plaza shall be provided per equivalent dwelling unit.

**Parking** – Parking shall be located at the rear of any principal building or in a midblock location. On-street parking may count toward the parking requirement.

**Ground floor design** - All buildings shall have their principal entrance opening to a street, square, plaza, or sidewalk. The principal entrance shall not open onto a parking lot. Pedestrian access from the public sidewalk, street right of way or driveway to the principal structure shall be provided through an improved surface.

**Street wall** - Where a maximum front setback has been established, the front building wall or courtyard shall adjoin the sidewalk. The side setback shall be a minimum of 0 feet and a maximum of 10 feet.

**Windows and entryways** – The ground floor of all buildings shall be designed to encourage and to complement pedestrian scale activity by the use of windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 50% of the length of the first floor street frontage. Solid walls shall not exceed 20 feet in length. Doors shall be recessed into the face of the building to provide a sense of entry and to add variety to the streetscape.

**Mechanical equipment** – Electrical meter and service components, similar utility devices, whether ground, wall mounted or roof mounted shall be screened from view at the property line.

**Conservation (Cluster) subdivision standards** – to be adopted elsewhere

**Purpose** – Provide flexibility in site design in order to allow developers to preserve common open space and natural resources.

**Open Space** – Minimum 50% of total area set aside as open space may include the golf course.

**Lot size** – No minimum size or lot width requirement.

**Sidewalks/Trails** – All sidewalks shall connect with other sidewalks/trails and trails shall connect with open space areas.