



ARDEN HILLS
MEMORANDUM

DATE: May 29, 2018

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Matthew Bachler, City Planner

SUBJECT: Planning Case #18-013
Applicant: Journey Home Minnesota
Property Location: 3246 New Brighton Road
Request: Preliminary Plat, Final Plat, and Comprehensive Plan Amendment

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

1. Approve: Motion to *approve* Planning Case 18-013 for a Preliminary Plat, Final Plat, and Comprehensive Plan Amendment at 3246 New Brighton Road, based on the findings of fact and the submitted plans, as amended by the eighteen (18) conditions in the May 29, 2018 Report to the City Council.
2. Deny: Motion to *deny* Planning Case 18-013 for a Preliminary Plat, Final Plat, and Comprehensive Plan Amendment at 3246 New Brighton Road, based on the following findings of fact: *findings to deny should specifically reference the reasons for denial.*
3. Table: Motion to *table* Planning Case 18-013 for a Preliminary Plat, Final Plat, and Comprehensive Plan Amendment at 3246 New Brighton Road: *a specific reason and/or information request should be included with a motion to table.*

Background

Journey Home Minnesota is a non-profit organization with a mission to create affordable housing for disabled military veterans in safe cities served by high quality school systems. The organization has developed housing projects in surrounding communities, including Shoreview,

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New Brighton, and Mounds View. Journey Home purchased the Lake Johnna Fire Station No.1 property at 3246 New Brighton Road in September 2017 and is requesting approval for a project to redevelop the property for three single-family residential homes. The existing fire station building, garage, and parking areas on the property would all be removed as part of the redevelopment.

The existing property at 3246 New Brighton Road is approximately 2.8 acres in size and is comprised of the decommissioned Lake Johanna Fire Station No.1 building, a detached garage, and parking areas. The two existing structures are located along New Brighton Road and there are multiple curb cuts currently providing access to the property. The topography of the lot is relatively flat along New Brighton Road, but slopes down significantly to a pond located on the easterly half of the property. The elevation change from New Brighton Road to the pond edge is roughly 15 feet. The pond occupies approximately 1.3 acres of the site leaving 1.5 acres of developable land.

The applicant has proposed a subdivision of the existing property that would create three single-family residential lots. Each of the lots would have frontage on New Brighton Road and the property lines would extend to the eastern boundary of the site. The size of the lots would be 29,723 square feet, 41,802 square feet, and 53,593 square feet. The lots are expected to be developed with similarly sized homes. Each lot would have a private driveway on New Brighton Road.

A Comprehensive Plan Amendment is required to change the designation of the property to Very Low Density Residential from its current designation as Public and Institutional. The Very Low Density Residential classification allows for single-family residential development at a density of 1.5 to 3 units per acre.

To summarize, Planning Case 18-013 includes the following requests:

- Preliminary and Final Plat to subdivide property into three single-family residential lots.
- Comprehensive Plan Amendment to change future land use classification from *Public and Institutional* to *Very Low Density Residential*.

The City Council will be asked to hold the required public hearing for Planning Case 18-013 under Agenda Item 9A on May 29, 2018. A full evaluation of the proposed redevelopment and supporting attachments are included in the staff report under Agenda Item 9A. The remainder of this memo focuses on the findings of fact and the staff recommended conditions if a motion to approve is made.

Findings of Fact

The City Council must make a finding as to whether or not the proposed application would adversely affect the surrounding neighborhood or the community as a whole based on the aforementioned factors. Staff offers the following findings for consideration:

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1. The property at 3246 New Brighton Road is located in the R-2 – Single and Two-Family Residential Zoning District.
2. The subject property is 125,118 square feet, or approximately 2.8 acres, in size.
3. The subject property is currently comprised of the former Lake Johanna Fire Station 1 building, a detached garage, and parking areas.
4. The Johanna Station 1 subdivision is proposed as R-2 – Single and Two-Family Residential District.
5. The R-2 – Single and Two Family Residential District permits up to five (5) residential units per acre.
6. The applicant has requested a Preliminary and Final Plat in order to subdivide the property into three (3) single-family residential lots.
7. The proposed Lake Johanna Station 1 development is proposed at approximately 2.01 units per net acre.
8. The Arden Hills 2030 Comprehensive Plan designates the future land use of the subject property as Public and Institutional.
9. The applicant has requested a Comprehensive Plan Amendment to change the future land use designation of the property to Very Low Density Residential.
10. The Arden Hills 2030 Comprehensive Plan defines Very Low Density Residential as, “traditional single-family residential land use category. A density range of 1.5 to 3 units per acre.”
11. The adjacent properties to the north, east, west and south are zoned R-2 District and are guided for Low Density Residential uses in the Arden Hills 2030 Comprehensive Plan.
12. The proposed Comprehensive Plan Amendment would be consistent with adjacent land uses and the goals included in the Land Use chapter of the Arden Hills 2030 Comprehensive Plan.
13. The proposed Johanna Station 1 subdivision meets the Minimum Subdivision Design requirements included in Section 1130 of the City Code.
14. The proposed Johanna Station 1 subdivision meets or will be required to meet the Required Improvements for subdivisions included in Section 1140 of the City Code.
15. The proposed development requires public use dedication, as required in Section 1130.08 of the City Code.
16. The park dedication requirement for this application is ten (10) percent of the buildable land area in the subdivision or a park development fee of \$6,500 per unit. Ten percent of the development would be 0.28 acres which would not allow for a feasible park area. The park development fee of \$6,500 per unit will be applied in this case.
17. The proposed development meets the minimum district requirements for the R-2 Zoning District.

Recommended Conditions

Staff has provided motion language options for this case below. If a motion to approve is made, staff would recommend that the following eighteen (18) conditions be included in the motion:

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1. The project shall be completed in accordance with the submitted plans as amended by the conditions of approval. Any significant changes to these plans, as determined by the City Planner, shall require review and approval by the Planning Commission and City Council.
2. The execution of the Final Plat shall be contingent upon the Metropolitan Council's approval of the Comprehensive Plan Amendment.
3. A Development Agreement shall be prepared by the City Attorney and subject to City Council approval. The Development Agreement shall be executed prior to the execution of the Final Plat.
4. The applicant shall submit a park dedication fee in the amount of \$19,500, subject to the approval of the City Council. The park dedication fee shall be submitted prior to the execution of the Final Plat.
5. The applicant shall file the Final Plat with the Ramsey County Recorder and provide the City with a recorded copy within sixty (60) days of approval.
6. The applicant shall address all comments included in the memo provided by the Public Works Director/City Engineer dated May 22, 2018 prior to the issuance of any development permits.
7. The applicant shall provide the City with a copy of the approved Rice Creek Watershed District Permit prior to the issuance of any development permits.
8. Final grading and drainage plans shall be subject to approval by the City Engineer prior to the commencement of any construction on the site.
9. The applicant shall provide a minimum of three (3) trees in the front yard of each lot. Coniferous trees must be at least six (6) feet in height and deciduous trees a diameter of two and one-half (2.5) inches.
10. The applicant shall provide a Tree Preservation Plan that provides for the required 82 caliper inches of replacement trees on site. If the City determines that there is not sufficient space on site for the replacement tree plantings, the applicant shall work with the City to find an alternative off-site location or a fee in lieu of the replacement trees will be required equaling the cost of materials and installation plus ten percent, as determined by the City Council.
11. Before construction, grading, or land clearing begins, trees or tree areas that are to be preserved shall be visibly marked and city-approved tree protection fencing or other method shall be installed and maintained at the critical root zones of the trees to be protected.
12. A Letter of Credit in the amount of 125 percent of the cost of materials and installation for the required replacement tree plantings shall be provided prior to the issuance of any development permits. The Letter of Credit shall be valid for two full years from the date of installation of the replacement trees.
13. Survey monuments shall be placed and installed at all block corners, angle points, points of curves in streets, and at intermediate points as shown on the Final Plat. Pipes or steel rods shall be placed at the corners of each lot.
14. Wetland monument signs will be required to adequately define the wetland buffer area, subject to the approval of the Public Works Director.

15. Sewer and water for the subdivision shall be obtained by connections to the City water and sewer systems. Extension of City services shall be subject to review and approval by the City Engineer and all associated costs shall be the responsibility of the developer.
16. A grading as-built and utility as-built plan shall be provided to the City upon completion of grading and utility work.
17. The project may require permits, including, but not limited to, MPCA-NPDES, Rice Creek Watershed District, Minnesota Department of Health, MPCA- Sanitary Sewer Extension, Ramsey County and City Right of Way, and City Grading and Erosion Control permits. Copies of all issued permits shall be provided to the City prior to the issuance of any development permits.
18. The developer shall comply with all other applicable provisions of the City Code and its related Ordinances.

Motion Language Option

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Deadline for Agency Actions

The City of Arden Hills received the completed application for this request on May 18, 2018. Pursuant to Minnesota State Statute, the City is required to act on this request by July 17, 2018 (60 days) unless the City provides the petitioner with written reasons for an additional 60 day review period. The City may, with the consent of the applicant, extend the review period beyond the initial 120 days.

Attachments

See Agenda Item 9A for supporting attachment documents.

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