

- **Planning Case #23-011** –
Public Hearing Required
- **Applicant:** City of Arden Hills
- **Request:** Zoning Code
Amendment



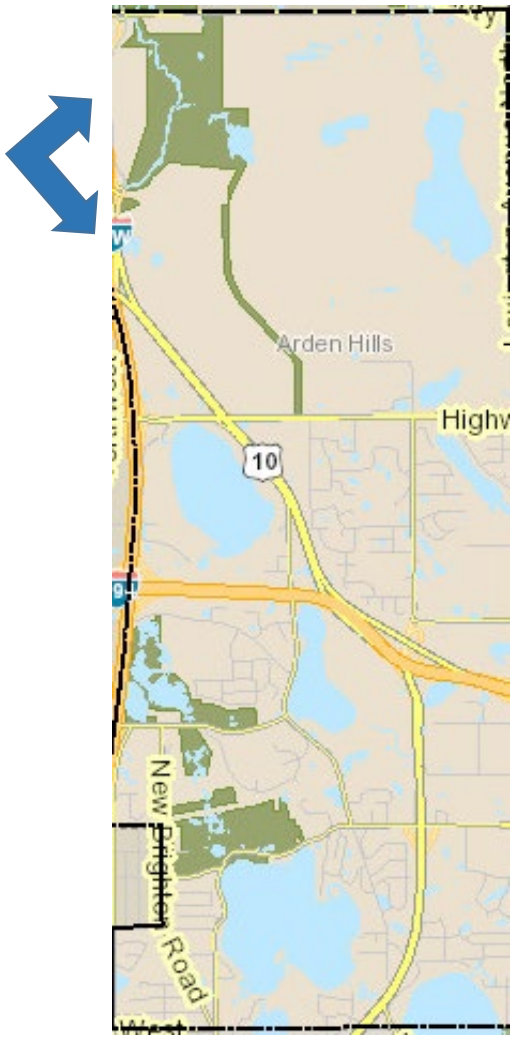
Action to Consider

- City is proposing to add ordinance language in the TCAAP Redevelopment Code (TRC) specific to the Campus Commercial Zoning District that would expand on permitted uses within this district.
- Proposed language would allow for additional commercial land uses currently outlined in the TRC as permitted or accessory uses in the Campus Commercial Zoning District.
- Section 1380 – TCAAP Redevelopment Code, Subsection 5 – Schedule of Permitted Uses
 - Subsection 5.1 – Applicability, and
 - Subsection 5.2 – Additional Use Criteria

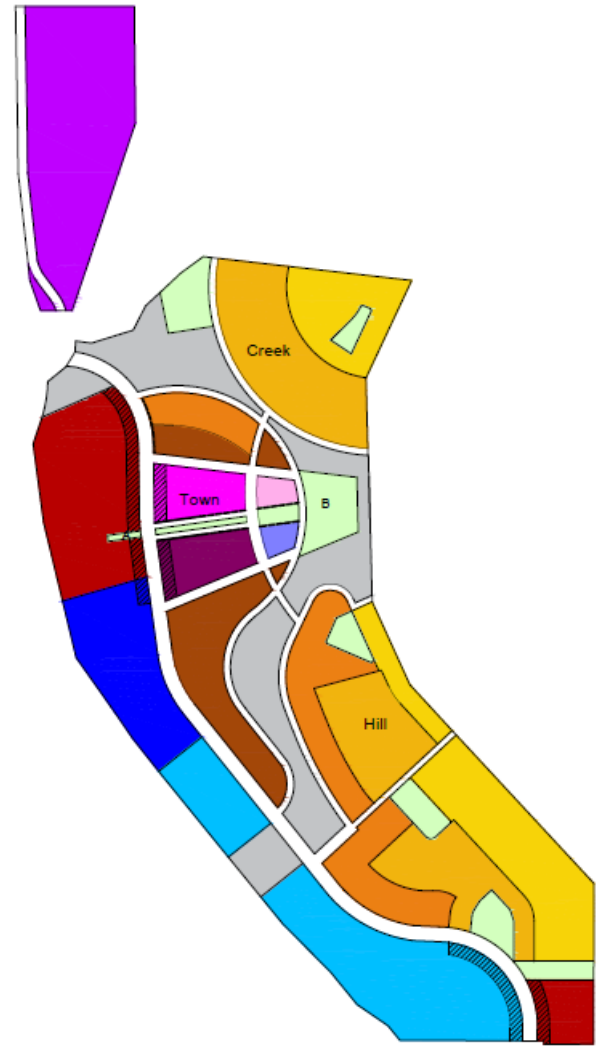
TCAAP Joint Development Authority

- City of Arden Hills and Ramsey County entered into a Joint Powers Agreement (JPA) in 2012 with goal to remediate and redevelop the TCAAP site
- Joint Development Authority (JDA) formed to lead the development of the site
 - Consists of two City Council members, two County Board members, and a Chair appointed by the City Council
- Between 2013 – 2016, the City facilitated the process of developing the Master Plan for the TCAAP site
- Planning elements of the Master Plan included defining the public engagement process, land use, circulation and movement, utilities, environmental remediation, parks and open space, implementation plan, and a regulatory plan.
- In 2016, the City adopted the most recent version of the TRC, Section 1380 of the zoning code which includes the regulating plan, land use table, design standards, and other regulations related to land development that are specific to the TCAAP site. The proposed 427-acre redevelopment referred to as Rice Creek Commons will include:
 - Retail, office and light industrial development
 - A town center
 - Well-defined neighborhoods with architectural diversity
 - A wide variety of housing options to serve young professionals, empty nesters, and seniors
 - Abundant parks and open space
 - Trails that provide for convenient and safe pedestrian access to commercial areas and other site amenities

TCAAP



Arden Hills Map



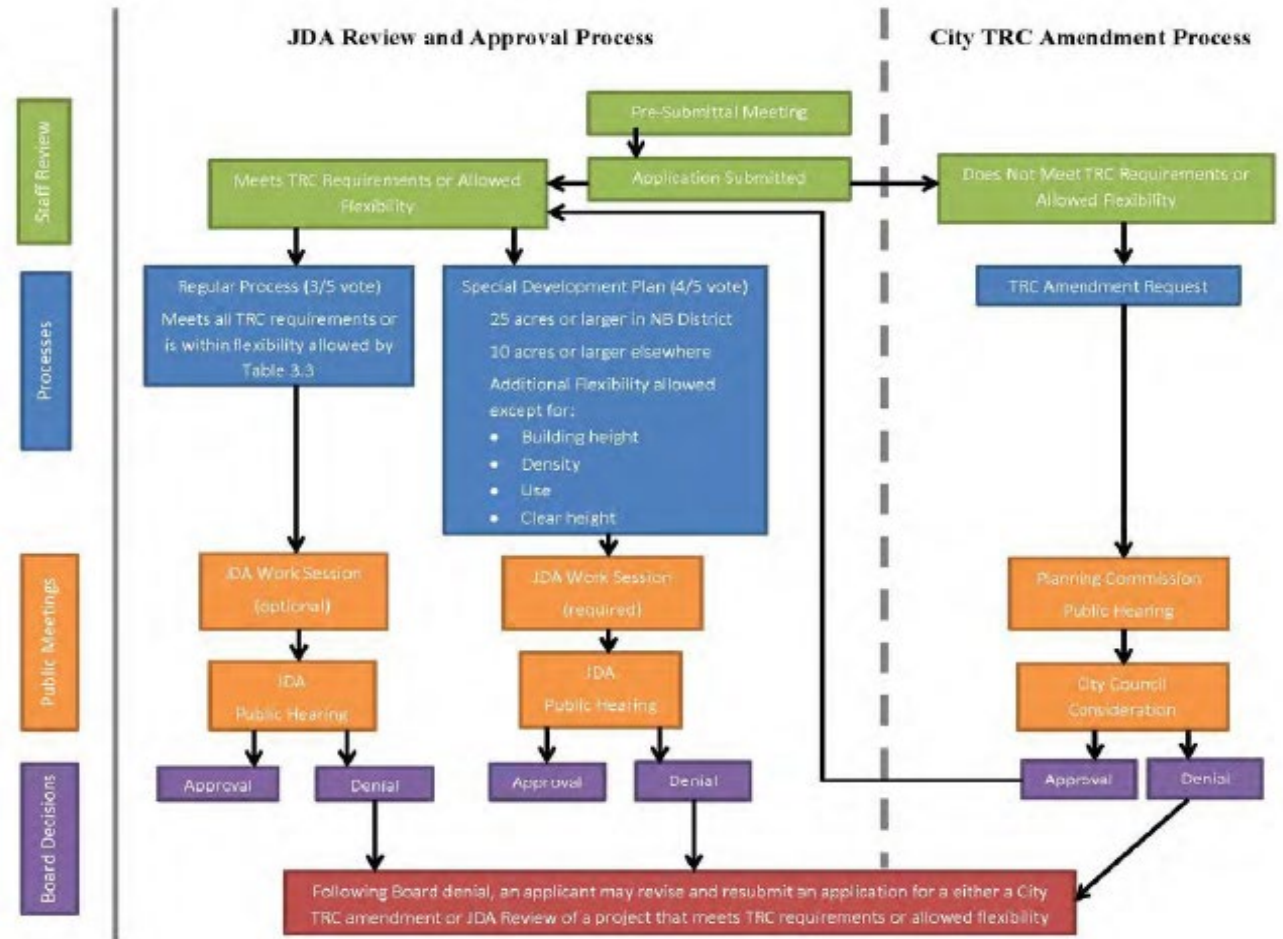
TCAAP Zoning Districts



Developer Rendering of TCAAP

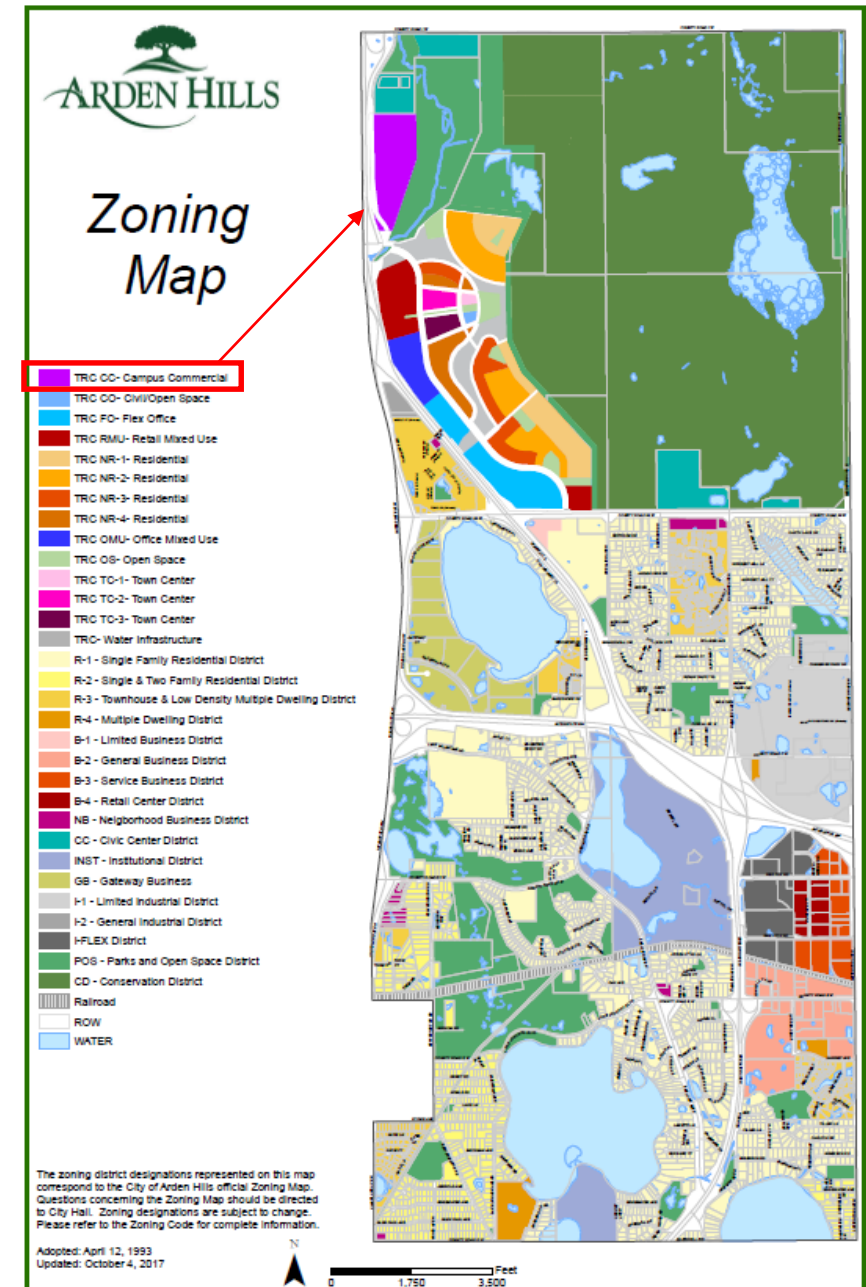
TCAAP Joint Development Authority

- Future development proposals for TCAAP conforming with the TRC (or within the flexibilities permitted) would fall under the purview and review of the JDA.
- City maintains the responsibility for processing TRC Amendments (also elements not meeting allowed flexibilities).
- JPA identifies two classifications of an Amendment to the TCAAP Master Plan:
 - 1) Major Amendment
 - 2) Minor Amendment - Does not involve an amendment to the City's Comprehensive Plan and is a change within a Development Site (i.e. TRC Zoning Districts) deemed desirable by the JDA to implement the Development
- JDA shall recommend such minor amendments to the City and County.
- For the City, a TRC Amendment would follow our standard procedures for processing a land use application with a recommendation of the Planning Commission and City Council decision.



Campus Commercial Zoning District

- Campus Commercial intention *“to facilitate a building format that allows multiple, single tenant buildings or campuses within the northern “Thumb” site of the Plan Area. The goal is to allow for an individual plan approach for each campus or building, based on user preferences within a range of requirements.”*
- Applies to Outlot A within the TCAAP site. This 40-acre property is located in the northwest corner of the TCAAP site, with frontage along I-35W and direct highway access from County Road H. Outlot A is a noncontiguous portion of the 427 acre TCAAP site.
- 2040 Comprehensive Plan Future Land Use Classification description states *“Provides for multiple, single tenant buildings or campuses within a business park atmosphere.”*
- Metropolitan Council has confirmed that the future land use description is sufficiently flexible to allow for other commercial land uses to be amended as part of this zoning district.

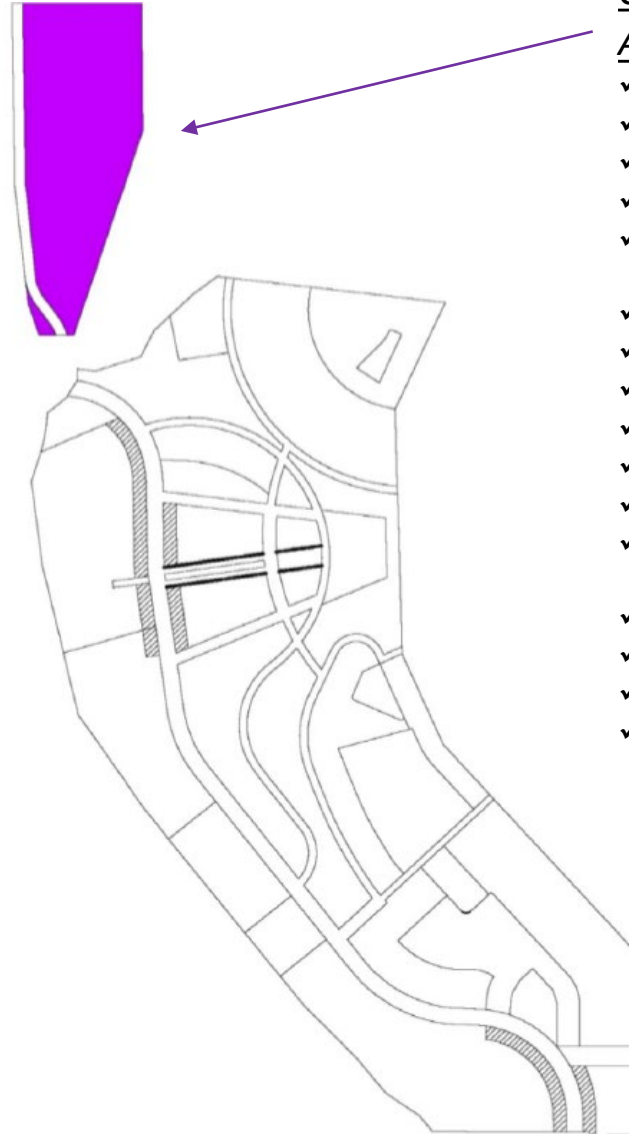


Current Permitted and Accessory Uses

Permitted Uses - Commercial	Business Service Clinic/Medical Office Financial Institution Food Preparation Hotel/Motel Office Pet Services Research and Development Facility
Permitted Uses - Industrial	Manufacturing & Processing – Class I. - 30% of gross building square footage must be office use.
Accessory Commercial Uses	Club, Sports & Fitness Daycare Facility Drive-up Windows Personal Services (<i>Typical personal services include but are not limited to: apparel tailoring and cleaning; hair styling, trimming and cutting; beauty services; photographic services; and other services of a similar nature.</i>) Restaurant and Restaurant Fast-Food
Accessory Industrial Uses	Warehousing (as an accessory use only to Manufacturing and Processing) - 30% of gross building square footage must be office use.

Overview of Ordinance Amendments

- In 2015/16, one of the concepts discussed during the adoption of the Master Plan was that this site would be attractive for development as corporate headquarters with a campus design that included amenities as complimentary land uses.
- TRC purpose statement is to “*create regulations that realize market potential and promote the creation of jobs and economic development.*”
- Proposed amendments will continue fostering economic prosperity from varying markets for commercial development by expanding permitted land uses.
- Staff mirrored those land uses currently allowed for in the Town Center Zoning District as well as a few others based on permitted uses in the Retail Mixed-Use and Flex Office Districts that were consistent with the overall intent of the Campus Commercial Zoning District.



Campus Commercial Code Amendments to consider:

- ✓ Brewpub
- ✓ Cocktail Lounge
- ✓ Commercial Recreation – Indoor
- ✓ Daycare Facility
- ✓ Drive-Up Windows – *Permitted w/Criteria*
- ✓ Dry Cleaning – Pick-Up Station
- ✓ Dry Cleaning – Self-Service Laundry
- ✓ Liquor Store
- ✓ Microbrewery
- ✓ Microdistillery
- ✓ Personal Services
- ✓ Restaurant and Restaurant Fast-Food - *Permitted w/Criteria*
- ✓ Retail Sales and Service
- ✓ Service Station – *Accessory w/Criteria*
- ✓ Studio
- ✓ Theater, Indoor

Public Notices

- A Zoning Code Amendment requires a public hearing. Notice was published in the *Pioneer Press* on June 15, 2023.
- The City has not received any public comments regarding this case.

Questions?

Planning Case 23-011 – Zoning Code Amendments – Chapter 13, TRC Campus Commercial

