



**DATE:** June 26, 2023

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

**FROM:** Jessica Jagoe, Community Development Director

**SUBJECT:** Planning Case #23-011 – Public Hearing Required  
**Applicant:** City of Arden Hills  
**Request:** Zoning Code Amendments – Chapter 13, Section 1380 – TCAAP  
 Redevelopment Code for Campus Commercial Zoning District

<b>Budgeted Amount:</b>	<b>Actual Amount:</b>	<b>Funding Source:</b>
N/A	N/A	N/A

**Council Should Consider**

Motions to approve, table, or deny the following:

- Adoption of Ordinance 2023-006 for Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted and accessory uses in the Campus Commercial Zoning District.
- Authorization to publish a Summary Ordinance of 2023-006 for Planning Case 23-011.

*Approval for authorization to publish summary ordinance requires an affirmative vote of four councilmembers.*

**Zoning Code Text Amendments**

Based on the JDA discussion, at their May 8, 2023 regular meeting, the City Council directed staff to bring forward the proposed ordinance amendment to the Planning Commission for the first review and to hold a public hearing. The land use types that have been identified to be included within the Campus Commercial Zoning District are those commercial land uses currently allowed within the TRC Zoning District Land Use Table. 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. One of

the purpose statements of the TRC is to “*create regulations that realize market potential and promote the creation of jobs and economic development.*” To continue fostering economic prosperity from varying markets for commercial developments (i.e. office, retail, clinic, personal services, etc.), the overall objective of the proposed amendment to the TRC Land Use Table is to expand permitted land uses within this zoning district to broaden the potential for future site development (Attachment A). The proposed land use changes for Planning Commission review are mirrored after those land uses currently allowed for in the Town Center Zoning District. Staff did also include a couple of other suggested land use additions 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. If approved, an Applicant of any future proposed commercial development in the Campus Commercial District would be subject to the formal review process as outlined in the JDA for the TCAAP site.

*Campus Commercial Code Amendments to consider:*

1. Amend Section 5.1, Table 5-1 to add the following Permitted Commercial Land Uses:
  - a. Brewpub
  - b. Cocktail Lounge
  - c. Commercial Recreation – Indoor
  - d. Daycare Facility
  - e. Drive-Up Windows – *Permitted w/Criteria*
  - f. Dry Cleaning – Pick-Up Station
  - g. Dry Cleaning – Self-Service Laundry
  - h. Liquor Store
  - i. Microbrewery
  - j. Microdistillery
  - k. Personal Services
  - l. Restaurant and Restaurant Fast-Food - *Permitted w/Criteria*
  - m. Retail Sales and Service
  - n. Service Station – *Accessory w/Criteria*
  - o. Studio
  - p. Theater, Indoor
  
2. Amend Section 5.2, Table 5-2 to include Campus Commercial to the Criteria Table where applicable for permitted land uses.

**Suggested Findings of Fact**

The Planning Commission reviewed this application at their June 7, 2023 meeting and have offered the following findings of fact for your consideration.

*General Findings:*

1. The City of Arden Hills is proposing to amend ordinance language to allow for commercial land uses outlined in the TRC land use chart as permitted or accessory uses within the Campus Commercial Zoning District.

2. The proposed ordinance will include amendments to the language of Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 5 – Schedule of Permitted Uses of the City Code.
3. The proposed amendment advances the purpose and intent goals in the City’s TCAAP Redevelopment Code by broadening the commercial land uses allowed in the Campus Commercial Zoning District.
4. The proposed amendment is consistent with the Campus Commercial future land use classification in the City’s 2040 Comprehensive Plan.
5. Amendments to the Zoning Code regulations require a public hearing prior to action by the City Council.
6. If the zoning amendments were approved, an Applicant would be required to submit a land use application that would be subject to the formal review process.
7. The Planning Commission conducted a public hearing for the Text Amendment on June 7, 2023.

### **Options and Motion Language**

The Planning Commission reviewed this application at their June 7, 2023 meeting. At that time, they recommended approval as presented of Planning Case 23-011 for Zoning Code Amendments to Chapter 13 to add permitted and accessory uses in the Campus Commercial Zoning District by a 6-0-1 vote (Commissioner Wicklund abstained). The following are motion language options for the City Council to consider.

#### Adoption of Ordinance 2023-006

- Approval: Motion to adopt Ordinance 23-006 for Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted and accessory uses in the Campus Commercial Zoning District, based on the findings of fact and the June 26, 2023 Report to the City Council.
- Approval with Amendments: Motion to adopt Ordinance 23-006 for Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted and accessory uses in the Campus Commercial Zoning District, based on the findings of fact and the June 26, 2023 Report to the City Council with amendments: *a specific reason should be included with all amendments.*
- Denial: Motion to deny Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted and accessory uses in the Campus Commercial Zoning District, based on the following findings: *findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
- Table: Motion to table Planning Case 23-011 for Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses,

Subsections 5.1 and 5.2 of the Arden Hills City Code to add permitted or accessory uses in the Campus Commercial Zoning District for the following reasons: *a specific reason and information request should be included with a motion to table.*

Authorization to Publish Summary Ordinance

- Approval as Presented: Motion to *approve* authorization to publish a Summary Ordinance 2023-006 for Planning Case 23-011, Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2.
- Denial: Motion to *deny* authorization to publish a Summary Ordinance 2023-006 for Planning Case 23-011, Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2.
- Table: Motion to *table* authorization to publish a Summary Ordinance 2023-006 for Planning Case 23-011, Zoning Code Amendments to Chapter 13, Section 1380 – TCAAP Redevelopment Code, Section 5 – Schedule of Permitted Uses, Subsections 5.1 and 5.2.

**Budget Impact**

N/A

**Attachments**

- A) Draft TRC Ordinance Amendment
- B) Summary Ordinance Amendment
- C) Presentation